

Harris & Lee
Estate Agents

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.....a fresh approach with over 50 years experience



Sea Front £130,000

- * 3rd Floor Apartment For Over 60s* Lounge With Balcony
- * Faultlessly Presented
- * Views To Sea & Grand Pier
- * Recently Fitted Kitchen
- * Residents Sun Lounge



114 High Street, Worle, BS22 6HD

Description

Harris and Lee are delighted to be able to offer this superb one bedroom apartment to the market. Views over Weston Bay towards the Grand Pier and beyond are available from the lounge and balcony of this delightful, professionally decorated and newly carpeted third floor retirement apartment which briefly comprises one double bedroom, shower room, kitchen, and lounge. Access is via one of two lifts or stairs. Madeira Court has a delightful, sixth floor sun lounge and terrace with panoramic coastal views, 2 additional communal lounges, laundry facilities, a guest suite, resident development manager, communal gardens and parking. Regular social activities are held in the communal lounges for those residents who wish to use them.

Accommodation

Communal entrance via door entry system. Two lifts and staircase access to 3rd floor. Communal hallway. Front door to flat into

Entrance Hall

Phone entry system. Emergency call device. Door to large walk-in cupboard housing the electric water heater and meters.

Lounge 15' 7" x 13' 10" (4.75m x 4.21m)

Fire surround with marble effect inset and hearth. 2 wall lights. Night storage heater. TV point. Coved ceiling. Emergency pull cord. Dual aspect with tilt and turn double glazed window to side and double glazed patio doors opening onto the **Balcony** with glazed panel railings and a tiled floor. Views of the Grand Pier, Weston Bay and beyond.

Kitchen 7' 3" x 6' 11" (2.21m x 2.11m)

Front aspect uPVC double glazed tilt and turn window. Recently fitted 'Wren' kitchen with a large range of white floor and wall units with work surfaces and tiled splashbacks. Single drainer sink unit. Vinyl flooring. Inset 4 ring induction electric hob with extractor fan above and two deep drawers below. Eye level combination 'Bosh' electric oven/microwave with 5 drawers below and cupboard above. Free standing fridge freezer. Work top dishwasher.

Bedroom 14' 3" x 8' 10" (4.34m x 2.69m)

Front aspect uPVC double glazed tilt and turn window. Two wall lights. Built in wardrobe with folding mirrored doors. Night storage heater. Emergency pull cord.

Shower Room 7' 1" x 5' 6" (2.16m x 1.68m)

White suite of double shower enclosure with electric shower, low level WC and vanity wash hand basin with mirror over. Heated towel rail and fan heater. Fully tiled walls. Vinyl floor. Extractor fan. Emergency pull cord.

Facilities

24 Hour Emergency Call Line
Laundry Room
Sun Lounge with access to Terrace
2 Further Residents Lounges
Guest Suite
Communal Gardens and Parking

Tenure

125 years lease from 1988.
Residential - over 60s.
Management fees of £1,589 per six months to include buildings insurance, general maintenance, communal cleaning, gardening, window cleaning, full time manager, care line, communal laundry room and lounge and water rates Ground rent of £ 249.16 per six months.
Non allocated parking

Energy Rating 'B'



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.